

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

November 18, 2008

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, November 18 2008, at 8:30 a.m. at LeClaire Courts Park District Fieldhouse, 5120 W. 44th Street, Chicago, Illinois.

Chairperson Nesbitt called the meeting to order and upon roll call, those present and absent were as follows:

Present:	Martin Nesbitt
	Hallie Amey
	Dr. Mildred Harris
	Michael Ivers
	Samuel Mendenhall
	Bridget O’Keefe
	Sandra Young

Absent:	Carlos Ponce
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Also present were Lewis Jordan, Chief Executive Officer, Kris Warren, Executive Vice President, Asset Management; Scott Ammarell, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Upon Motion made and properly seconded the Commissioners adjourned to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to possibly discuss pending, probable or imminent litigation, personnel related matters, collective negotiating matters, purchase sale and lease of real estate property; establishment of reserves and settlement of claims.

At approximately 9:10 a.m., Commissioner Ponce joined the meeting in session.

At approximately 9:55 a.m. the Commissioners subsequently reconvened in Open Session and Chairman Nesbitt thereupon convened the Public Hearing portion and Business Sessions of the meeting.

Mr. Lewis Jordan, Chief Executive Officer, commenced his report by reporting on a series of events including update on HCV Program, Landlord Symposium, Leasing Activities, CHA’s Homeownership Program, and distribution of winter coats to CHA residents. Mr. Jordan then informed the Commissioners that based on extensive analysis of crime statistics in CHA’s portfolio it was clearly evident that crime rates and the relocation process cannot be linked. Of the 70 communities that CHA residents have relocated only six have seen crime increases and these appear to have no correlation to the number of former CHA residents living there. Mr. Jordan then provided the Commissioners with additional data to support his position. Mr. Jordan concluded his report by proudly announcing that CHA and Holsten’s Real Estate Corporation were recipients of the prestigious Chicago Architectural Foundation Patron of the Year Award for the preservation and rehabilitation of Hilliard Homes.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board. Immediately following the Public Hearing portion of the meeting, the Chairman introduced the Resolutions discussed in Executive Session.

Immediately following Public Hearing, Commissioner Young presented an Omnibus Motion for the approval of resolutions for Executive Session Items 1 thru 4.

(Executive Session Item 1)

RESOLUTION NO. 2008-CHA-135

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 3, 2008, requesting that the Board of Commissioners approves the Personnel Actions Report for October 2008.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for October 2008.

(Executive Session Item 2)

RESOLUTION NO. 2008-CHA-136

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 12, 2008, requesting authorization to enter into a settlement agreement in the amount of \$225,000 in the matter of *Jasmine Watson, a minor, et al. v. Chicago Housing Authority and Woodlawn Development Corporation*, 05 L 336.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into a settlement agreement in the amount of \$225,000 in the case known as *Jasmine Watson, et al. v. Chicago Housing Authority and Woodlawn Community Development Corporation*, 05 L 336.

(Executive Session Item 3)

RESOLUTION NO. 2008-CHA-137

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated October 12, 2008, requesting authorization to enter into a settlement agreement in the amount of \$400,000.00 in the matter of *Betty Davis v. Chicago Housing Authority and H.J. Russell*, 05 L 3037.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into a settlement agreement in the amount of \$400,000.00 in the case known as *Betty Davis v. Chicago Housing Authority and H.J. Russell*, 05 L 3037.

(Executive Session Item 4)

RESOLUTION NO. 2008-CHA-138

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 12, 2008, requesting authorization to enter into a settlement agreement pursuant to which Century Indemnity Company any will pay the CHA the amount of \$19,999 in the matter *CHA v. Admiral Insurance Co., et al.*, 04 CH 12868, for the termination of the CHA's rights under the excess insurance policy to make claims under the policy relating to the Aaron Litigation or the aforementioned coverage litigation.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel, or his designee, to enter into a settlement agreement pursuant to which Century Indemnity Company, as successor to CIGNA Specialty Insurance Company, formerly known as California Union Insurance Company ("Century Indemnity") will pay the CHA the amount of \$19,999 in exchange for the termination of the CHA's rights under the insurance policy by Century Indemnity to make claims under the policy relating to the Aaron Litigation or the aforementioned coverage litigation as part of a settlement of the case of *CHA v. Admiral Insurance Co., et al.*, 04 CH 12868.

Executive Session Item 5, Legal Services Contract Amendment for Moore & Strickland in the matter of Clifford Outlaw vs. CHA, Case No. 02 L 2028 was Tabled pending further discussion.

The Omnibus Motion to adopt resolution for Executive Session Items 1 thru 4 was seconded by Commissioner O’Keefe and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Samuel Mendenhall
Bridget O’Keefe
Carlos Ponce
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Bridget O’Keefe, Chairperson of the Finance and Audit Committee then presented her monthly report. Per Commissioner O’Keefe the Finance & Audit Committee held its regular meeting on Wednesday, November 12, 2008 at approximately 1:15 p.m. at the 60 East Van Buren Corporate Offices. The Chief Financial Officer and staff presented the Committee with the Treasury & Cash Flow Report for the month of October 2008, Financial Update as of September 2008 and a review of the FY2009 Budget.

Commissioner O’Keefe then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 and A2 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

The resolution for Item A1 ratifies the expenditure of \$93,000 for postage for CHA and its Housing Choice Voucher contractors for the period covering May 1, 2008 through October 31, 2008 and grants approval of \$606,000 for the expenditures anticipated for postage expenses for the period covering November 1, 2008 thru April 30, 2010. The CHA entered into a two year contract with three one year options with Pitney Bowes Management Services, Inc. to manage all mailroom services for the Chicago Housing Authority and its Housing Choice Voucher contractors. The consolidation of mailroom services for these entities resulted in an annual increase in postage expense of 437% over CHA’s postage expenses the previous year. Postage is purchased through “Postage By Phone,” a subsidiary of Pitney Bowes, without any markup or handling charges. It is the only source that can electronically add postage to the postage meter supplied by Pitney Bowes as part of its agreement with the CHA.

RESOLUTION NO. 2008-CHA-139

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 12, 2008, entitled “RATIFICATION AND AUTHORIZATION OF POSTAGE EXPENSES FOR THE CHICAGO HOUSING AUTHORITY AND ITS HOUSING CHOICE VOUCHER CONTRACT”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners ratifies the expenditure of \$93,300.00 for postage used for the period covering May 1, 2008 through October 31, 2008 and authorizes the anticipated expenditure for postage expenses in the amount of \$606,006.00 for the period covering November 1, 2008 through April 30, 2010 for the Chicago Housing Authority and its Housing Choice Voucher contractors.

(Item A2)

The resolution for Item A2 approves contract award with Piocon Technologies for the development and implementation of the CHA’s Data Mart Initiative. To support the Plan for Transformation, the CHA’s federated data warehouse system and its component Data Marts are intended to serve the Authority as a repository for important data for the purposes of analysis and reporting across various periods. It contains raw data and information for management’s decision support systems, and allows the Authority to perform complex queries and analysis on the information without impacting the performance of CHA operating systems. The Data Marts will be defined and implemented to meet the immediate and specifically identified CHA

requirements for HUD regulatory reporting, Hope VI reporting, Property reporting and Financial reporting. The CHA advertised a Request for Proposal in July 2008 in area newspapers and on the CHA website. The CHA also directly solicited sixty-five vendors, and the solicitation was sent out to seventeen Assist Agencies as well. Based on the five proposals received one was deemed non-responsive. After review of the proposals and presentations Piocon was determined to be the most responsive, responsible vendor whose proposal was found to best satisfy CHA's requirements. Piocon's proposed solution would be advantageous to the CHA since it better leveraged systems, software, applications and represented a more robust and more compatible option that could be readily integrated with the CHA's many existing Oracle systems.

Commissioner Ponce Abstained from voting on Item A2.

RESOLUTION NO. 2008-CHA-140

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 12, 2008, entitled, "AUTHORIZATION TO ENTER INTO A CONTRACT WITH PIOCON TECHNOLOGIES, INC., FOR THE DEVELOPMENT AND IMPLEMENTATION OF CHA DATA MARTS TO BE INCORPORATED INTO THE CHA'S FEDERATED DATA WAREHOUSE"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT It is recommended that the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Piocon Technologies, Inc., for the development and implementation of the CHA's Data Mart Initiative, including provision of RDM-Regulatory, Hope VI, Property and Financial Reporting Data Marts to be incorporated into the CHA's Federated Data Warehouse in a total amount not-to-exceed \$2,123,563.00, which includes funding for the base phase of development and implementation of the Data Mart Foundation and initial Data Marts in the fixed fee amount of \$1,403,960.00, with an option for additional development and implementation of second phase Data Marts for Property and Financial Reporting, in the fixed fee amount of \$719,603.00. It is further recommended that the Board of Commissioners authorizes funding for the necessary Oracle software and support in the amount of \$662,163.00, and further authorizes the Chief Executive Officer or his designee to contract for the provision of the necessary Oracle software and support for the Data Mart Initiative from either Piocon or Oracle Corporation, whichever is determined to be the most efficient and cost-effective source in the CHA's exercise of reasonable discretion.

The Omnibus Motion to adopt resolutions for Items A1 and A2 was seconded by Commissioner Mendenhall and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Samuel Mendenhall Bridget O'Keefe Carlos Ponce (<i>Abstained from Voting on Item A2 only</i>) Sandra Young
Nays:	None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Carlos Ponce, Chairperson of the Operations Committee, then presented his monthly report. Per Commissioner Ponce, the Operations Committee meeting was held on Wednesday, November 12, 2008 at approximately 2:05 p.m. at the 60 East Van Buren Corporate Offices.

Commissioner Ponce then introduced an Omnibus Motion for the approval of Resolutions for Items B1 and B2, discussed, voted and recommended for approval by the Operations and Facilities Committee.

(Item B1)

The Asset Management Department analyzed the scavenger services being provided across the developments and found that the service and cost varied from development to development, even within the same management company's portfolio. Therefore, with expectations of standardizing the performance and the cost of services being provided by portfolio, the Asset Management Department required each property management company to contract with one waste removal vendor for all sites within its portfolio. Based on the Request for Proposal advertised in area newspapers, three proposals were received, however, one respondent was deemed non-responsive. Based on the evaluation criteria, Independent Recycling was ranked the highest and deemed the most responsive and responsible vendor. Accordingly the resolution for Item B1 approves award of contract to Interstate Realty Management Company.

RESOLUTION NO. 2008-CHA-141

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated November 12, 2008, entitled "Authorization for Interstate Realty Management Company to Enter into a Contract with Independent Recycling Services, Inc. for Scavenger Services at Henry Horner Homes/Westhaven Development".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes Interstate Realty Management Company a property management company for the Chicago Housing Authority, to enter into a contract with Independent Recycling Service, Inc. for Scavenger Services in the amount not-to-exceed \$167,352.00 for a two year contract term with a one-year option.

(Item B2)

Due to extensive water damage to the roof at Lake Parc Place, located at 3983 S. Lake Park, the property management company, U. S. Residential Management, LLC released an Invitation For Bid (IFB) for a contractor to replace the roof. The IFB was advertised in area newspapers and based on the five bids received, Kedmont Waterproofing Co., Inc. was the lowest responsive and responsible bidder. Accordingly, the resolution for Item B2 approves award of contract to Kedmont Waterproofing Company, not-to-exceed \$172,357.00.

RESOLUTION NO. 2008-CHA-142

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated November 12, 2008 entitled "AUTHORIZATION FOR U. S. RESIDENTIAL MANAGEMENT, LLC TO ENTER INTO A CONTRACT WITH KEDMONT WATERPROOFING CO., INC. FOR THE ROOF REPLACEMENT AT LAKE PARC PLACE";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes U. S. Residential Management, LLC to enter into a contract with Kedmont Waterproofing Co., Inc. for construction services to replace the roof at Lake Parc Place, located at 3983 S. Lake Park, in an amount of \$172,357.00, to be completed within 60 calendar days.

The Motion to adopt resolutions for Items B1 and B2 was seconded by Commissioner Harris and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers Samuel Mendenhall Bridget O'Keefe Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young the Tenant Services Committee held its regular meeting on Wednesday, November 12, 2008 at approximately 2:25 p.m. at the 60 East Van Buren Corporate Offices. Linda Kaiser, Executive Vice President of Resident Services, and staff and Maria Whelan, President of Illinois Action for Children, presented the Committee with an update on the Illinois Action for Children Program.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 and C3 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

The resolution for Item C1 approves exercising the first one-year option and amends Contract No. 7078 with Illinois Action for Children (ILAC) to provide enhanced child care resource and referral services for CHA families. The Contract was initiated in 2007, and extended through December 2008, to satisfy the Building Code Violation Settlement Agreement between the CHA and the City of Chicago, which requires the CHA to fund administrative support and a childcare referral programs for CHA residents through 2009. One component of the program includes making enhanced referrals for families to child care and/or early childhood education programs based on their specific needs and eligibility for various programs. Additionally, IAFC program staff conducts home visits and provide personal support to parents and licensed exempt child care providers in order to develop parenting skills and improve young children's language and literacy, and enroll those CHA residents who elect intensive assistance in their Parents as Teachers® program. As the ACOP's work-requirement is more stringently enforced and begins to impact more CHA families in January 2009, accessibility to childcare will become an increased need for these families. To meet this need, IAFC will be continuing its current program, including additional resource/referral staff at public health clinics. These continued efforts should provide more enhanced referrals and allow IAFC to assist the greatest number of CHA families possible.

RESOLUTION NO. 2008-CHA-143

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 12, 2008, entitled, "AUTHORIZATION TO EXERCISE THE FIRST ONE-YEAR OPTION AND AMEND CONTRACT NO. 7078 WITH ILLINOIS ACTION FOR CHILDREN TO PROVIDE ENHANCED CHILD CARE RESOURCE AND REFERRAL SERVICES FOR CHA FAMILIES";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the first one-year option and amend Contract No. 7078 with Illinois Action for Children ("Contract") to extend the Contract's term for the period of January 1, 2009 through December 31, 2009 and increase the Contract's not-to-exceed compensation by an amount not-to-exceed \$350,000.00 to provide enhanced child care resource and referral services for CHA families. The Contract's new aggregate total not-to-exceed compensation amount will be \$1,000,000.00.

(Item C3)

The Golden Diner Program is designed to address the problem of poor nutrition among many elderly who may be unable to select and/or prepare well balanced meals. The Program provides full course meals that meet the recommended dietary allowances for older adults to help them stay healthy. The Program also directly addresses isolation by providing the venue for socialization and physical activities for seniors to engage in before and/or after meals are served. In December 2007, the Board authorized a one-year intergovernmental agreement with Chicago Department of Senior Services (CDSS) to provide two staff supervisors required to oversee the daily on-site operations and administrative tasks performed by Hospitality Workers to continue the Golden Diner's Program at twenty CHA senior buildings. Accordingly, the resolution for Item C3 approves the Intergovernmental Agreement with CDSS to fund two staff supervisors for

the continuation of the Golden Diner Nutrition Program.

Commissioner Ivers Recused from voting on Item 3 only.

RESOLUTION NO. 2008-CHA-145

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated November 12, 2008, entitled, “AUTHORIZATION TO ENTER INTO AN INTERGOVERNMENTAL AGREEMENT WITH THE CHICAGO DEPARTMENT OF SENIOR SERVICES TO FUND TWO STAFF SUPERVISORS FOR THE CONTINUATION OF THE GOLDEN DINER NUTRITION PROGRAM AT TWENTY CHA SENIOR BUILDINGS”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an intergovernmental agreement with the Chicago Department of Senior Services for a one (1) year term of January 1, 2009 through December 31, 2009 in an amount not-to-exceed \$144,776.00 with three (3) one-year option periods to fund two staff supervisors for the continuation of the Golden Diner Nutrition Program at twenty CHA senior buildings.

The Motion to adopt resolutions for Item C1 and C3 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Martin Nesbitt Hallie Amey Dr. Mildred Harris Michael Ivers (<i>Recused from voting on Item 3 only</i>) Samuel Mendenhall Bridget O’Keefe Carlos Ponce Sandra Young
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Nays:	None
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There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted.

Commissioner Ivers then introduced a Motion for the adoption of Resolution for Item C2 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C2)

Since 2002, CHA has partnered with CPD to jointly fund the provision of safe, positive and structured activities for children of CHA residents during the summer months when they are most at risk. In 2007, the Board authorized the CHA to enter into an IGA with CPD for a base term of one year with three, one-year options. In 2008, the Board authorized the CHA to exercise the IGA’s first option covering the period of January 1, 2008 through December 31, 2008. The IGA has had a positive impact on thousands of CHA youth who otherwise may not have been able to participate in CPD programs due to cost. In 2008, CHA and CPD expanded the existing programming by creating a year-round voucher program for Children. In addition to summer programming, the expanded services allow the Children to participate in CPD’s recreational after-school and weekend programs in the fall, winter and spring. Accordingly, the resolution for Item C2 approves the second-one year option of the IGA to ensure that the children of CHA residents will have continued access to these programs. Since 2002 more than 13,000 CHA children have been served by CPD. It is estimated that 2,000 CHA youth will have participated in CPD summer and fall programs that were made available through this IGA in 2008.

RESOLUTION NO. 2008-CHA-144

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated November 12, 2008, entitled “RECOMMENDATION TO AUTHORIZE THE EXERCISE OF THE SECOND ONE-YEAR OPTION OF THE INTER-GOVERNMENTAL AGREEMENT WITH THE CHICAGO PARK DISTRICT”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to authorize the exercise of the second one-year option of the inter-governmental agreement with the Chicago Park District, Contract No. 7044 (Contract), for the period of January 1, 2009 through December 31, 2009 and to increase the not-to-exceed compensation amount by \$270,000.00 to ensure that children of CHA residents will continue to have access to recreational programs. The Contract's new aggregate not-to-exceed compensation amount will be \$633,400.00.

The Motion to adopt resolution for Item C2 was seconded by Commissioner Mendenhall and the voting was as follows:

Ayes: Martin Nesbitt
Hallie Amey
Dr. Mildred Harris
Michael Ivers
Samuel Mendenhall
Bridget O'Keefe
Carlos Ponce

Recused: Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the CHA Board of Commissioners was adjourned.

s/b: Martin Nesbitt
Chairman

s/b: Lee Chuc Gill, Custodian and
Keeper of Records